

AN ORDINANCE      101895

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

\* \* \* \* \*

**WHEREAS**, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Lot 7, Block 4, NCB 8782 from "I-1" General Industrial District to "C-3 NA" General Commercial Nonalcoholic Sales District.

**SECTION 2.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

**SECTION 3.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 4.** This ordinance shall become effective on December 25, 2005.

**PASSED AND APPROVED** this 15<sup>th</sup> day of December, 2005.

ATTEST:

*Leticia M. Vaca*  
City Clerk

*[Signature]*  
M A Y O R

APPROVED AS TO FORM:

*[Signature]*  
City Attorney

# Agenda Voting Results

**Name:** Z-7.

**Date:** 12/15/05

**Time:** 04:27:24 PM

**Vote Type:** Multiple selection

**Description:** ZONING CASE #Z2005215 (District 4): An Ordinance changing the zoning boundary from "I-1" General Industrial District to "C-3 NA" General Commercial Nonalcoholic Sales District on Lot 7, Block 4, NCB 8782, 1273 New Laredo Highway as requested by Arturo and Maria de Lourde Monroy, Applicant, for Arturo and Maria de Lourde Monroy, Owner(s). Staff and Zoning Commission have recommended approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

# CASE NO: Z2005215

## Staff and Zoning Commission Recommendation - City Council

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**Date:** December 15, 2005

**Zoning Commission Meeting Date:** November 15, 2005

**Council District:** 4

**Ferguson Map:** 649 C7

**Applicant:**

Arturo and Maria de Lourde Monroy

**Owner:**

Arturo and Maria de Lourde Monroy

**Zoning Request:** From "I-1" General Industrial District to "C-3 NA" General Commercial  
Nonalcoholic Sales District

Lot 7, Block 4, NCB 8782

**Property Location:** 1273 New Laredo Highway

North of the Intersection of Southwest Military Drive and New Laredo Highway

**Proposal:** To operate a used car lot

**Neighborhood Association:** Quintana Community Association

**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval.

The subject property is currently undeveloped and located north of the intersection of two major thoroughfares (New Laredo Highway and Southwest Military Drive). The surrounding properties are zoned for industrial use and are primarily auto repair facilities. There is a school located to the north on the other side of one of the auto repair shops. "C-3 NA" commercial would be a down zoning from industrial. The proposed car lot would be appropriate at this location.

This case was heard on September 20, 2005 by Zoning Commission and on October 13, 2005 by City Council. City Council sent the case back to Zoning Commission for the consideration of a non-alcoholic sales designation.

**Zoning Commission Recommendation:**

Approval

**CASE MANAGER :** Robin Stover 207-7945

**VOTE**

<b>FOR</b>	11
<b>AGAINST</b>	0
<b>ABSTAIN</b>	0
<b>RECUSAL</b>	0

**Z2005215**

**ZONING CASE NO. Z2005215 -- November 15, 2005**

Applicant: Arturo and Maria de Lourde Monroy

Zoning Request: "I-1" General Industrial District to "C-3 NA" General Commercial Nonalcoholic Sales District.

Roland Salinas, 1534 Villa Del Sol, representing the owner, stated they propose to operate a used car lot.

Staff stated there were 9 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no responses from the Quintana Community Association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

#### **COMMISSION ACTION**

The motion was made by Commissioner Avila and seconded by Commissioner Rodriguez to recommend approval.

1. Property is located on Lot 7, Block 4, NCB 8782 at 1273 New Laredo Highway.
2. There were 9 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

**AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Marshall, Sherrill, McAden, Avila, Stribling, Gray**

**NAYS: None**

**THE MOTION CARRIED.**

#### **RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.

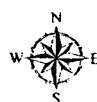


# ZONING CASE: Z2005-215

City Council District No. 4  
 requested Zoning Change  
 from "I-1" To "C-3 NA"  
 Date: December 15, 2005  
 Scale: 1" = 200'

■ Subject Property

○ 200' Notification



C:\Sept\_6\_2005

